

Affected Agency Notified: Yes
Emergency Required: No
Budget Adjust. Required: No
Board Rec. Required: Yes
Public Hearing: December 14, 2009
Sponsor: Rushefsky
Date: November 12, 2009

EXPLANATION TO COUNCIL BILL NO. 2009 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend the existing planned development district on approximately 0.18 acres of land generally located at 1600 North Washington Avenue from Planned Development District No. 207 to Planned Development District No. 207 Amended.

PLANNED DEVELOPMENT DISTRICT NO. 207 AMENDED

BACKGROUND INFORMATION:

The applicant is proposing to amend the existing Planned Development District No. 207 on approximately 0.18 acres to Planned Development District No. 207 Amended to allow a spay/neuter clinic within this planned development.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on November 19, 2009 and recommended _____, by a vote of _ to _ of the proposed zoning on the tracts of land described on the attached sheet (see the attached Record of Proceedings).

The Planning and Development staff recommends **approval** of the proposed planned development amendment (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. This request, initiated by City Council, is to permit a spay/neuter clinic to locate on the property in the existing structure. No changes to the site are proposed as part of this amendment.
2. The proposed use is not expected to have any additional impact over the currently permitted office use.

Submitted by:

Approved by:

Michael K MacPherson

Planning and Development

City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Location Map

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBITS:

Exhibit 1, Planned Development Ordinance Text

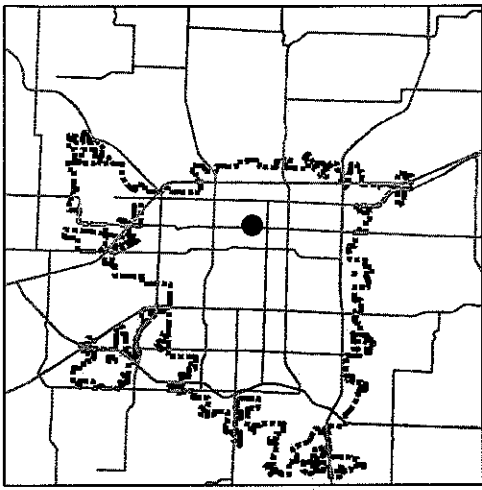
Exhibit 2, Preliminary Development Sketch

EXHIBIT A
LEGAL DESCRIPTION
PLANNED DEVELOPMENT 207 AMENDED

ALL OF THE WEST 121 FEET OF LOT 7, BLOCK 20 IN THE ORIGINAL TOWN OF NORTH SPRINGFIELD, TOGETHER WITH THE EASEMENT RESERVED IN WARRANTY DEED RECORDED IN BOOK 698, PAGE 518, RECORDER'S OFFICE OF GREENE COUNTY, MISSOURI, SECTION 12, TOWNSHIP 29, RANGE 22, GREENE COUNTY, MISSOURI.

EXHIBIT B
RECORD OF PROCEEDINGS
PLANNED DEVELOPMENT 207 AMENDED

(The Record of Proceedings will be prepared for the City Council meeting)



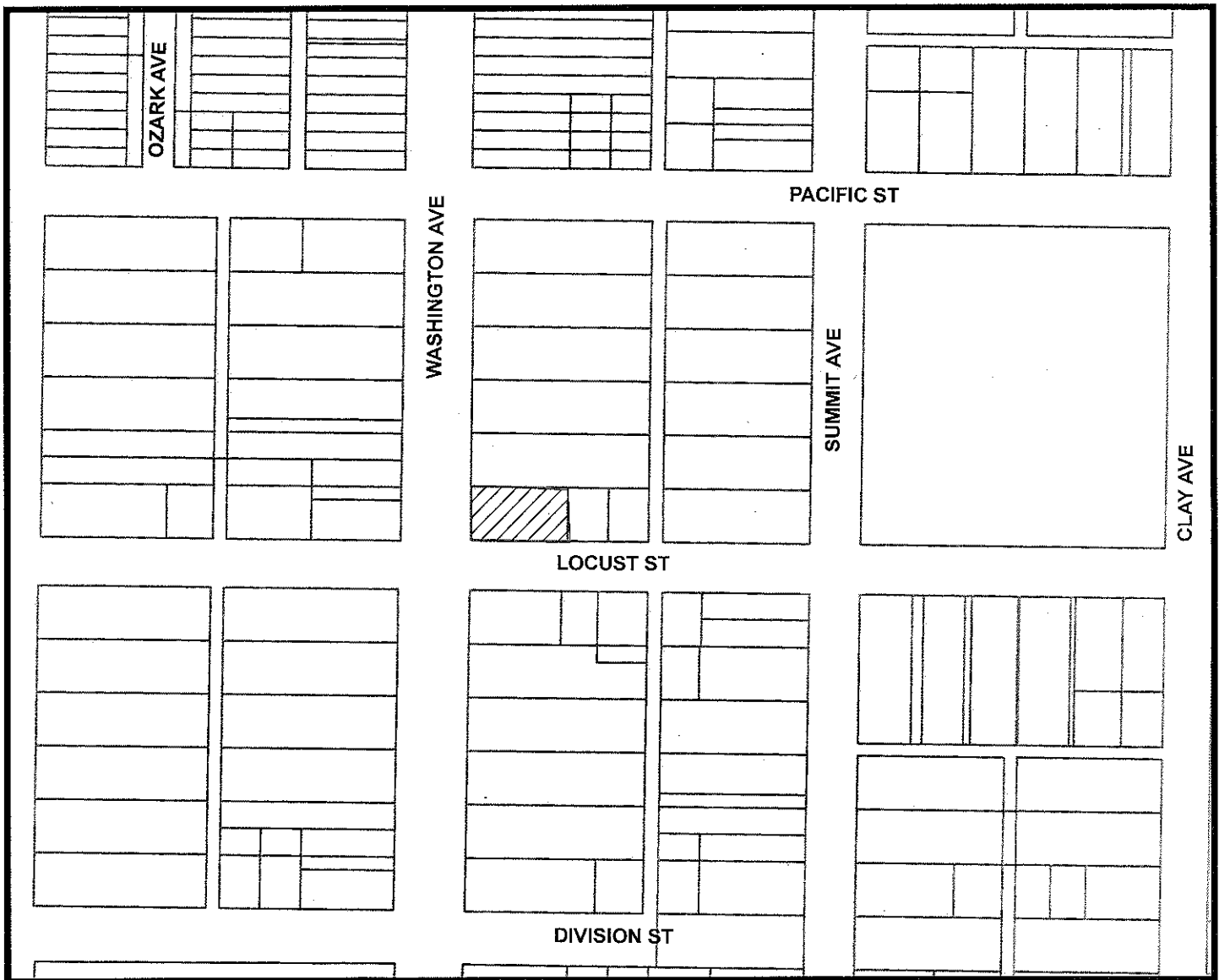
Zoning & Subdivision Report

Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Planned Development District No. 207 Amend

Location: 1600 North Washington Avenue
Current Zoning: Planned Development 207

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

ATTACHMENT 1
BACKGROUND REPORT
PLANNED DEVELOPMENT 207 AMENDED

DATE: November 12, 2009

LOCATION: 1600 North Washington Avenue

APPLICANT: Springfield City Council

TRACT SIZE: Approximately 0.18 acres

EXISTING USE: Springfield Association for the Blind office and meeting facility

PROPOSED USE: Spay/neuter clinic

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF & R-MD	Single family homes and multi-family development
East	R-SF	Single family homes, church, park
South	R-SF	Single family homes
West	R-SF	Single family homes

TRAFFIC DIVISION COMMENTS:

The proposed change does not result in a significant increase in trips generated by the site. Traffic Engineering has no objections to the proposed amendment to Planned Development 207.

STORMWATER COMMENTS:

Proposed zoning change is to allow a specific use in an existing building. As long as the change does not affect the site impervious surface ratio, the stormwater division has no comment regarding this modification to the zoning.

SANITARY SERVICES COMMENTS:

No issues regarding sanitary sewer.

ADJACENT PROPERTY OWNER COMMENTS:

Twenty-one (21) property owners were notified of this request. The Mid-Town Neighborhood Association was also notified. Staff has not received any objection to date.

NEIGHBORHOOD MEETING:

The proposed owner held a neighborhood meeting on October 30, 2009. A copy of the list of property owners within 500 feet of the subject property, neighborhood meeting invitation letter and meeting summary is attached (Attachment 2).

STAFF COMMENTS:

1. The existing Planned Development was approved in July 1996 and permits only an office for the Springfield Association for the Blind including office, library, meeting room and kitchen. At the time the existing Planned Development was approved the use had been operating from that location for approximately 40 years. The office use was a legal non-conforming use in the R-SF, Single Family Residential District and was rezoned to a Planned Development District so that the existing building could be expanded. The Springfield Animal Advocacy Foundation (SAAF) has a contract to purchase the property contingent on the approval of an amendment to the existing Planned Development to allow a spay/neuter clinic at this location.
2. The Springfield Animal Advocacy Foundation was formed in 2007 when a group of individuals from local animal welfare agencies began meeting to discuss ways to partner with Springfield-Greene County Animal Control to address animal welfare issues. The proposed use of the subject property is a high volume, low-cost spay/neuter clinic. It is anticipated the clinic will initially serve Greene and Christian Counties and will target low-income pet owners and feral cat caregivers, as well as area rescue groups and shelters. As a high volume clinic, it is anticipated that the facility will perform a minimum of 6,000 spay/neuter surgeries per year.
3. The site is fully developed and no changes are proposed to the site as part of this amendment. All requirements, except the change in use, of the existing Planned Development will remain including the required bufferyard along the east property line and wood fence along the north property line.
4. The site, as developed, does not have off-street parking on the site. However, a requirement of approval of the existing Planned Development was that Locust Street was widened adjacent to the site to provide some parking for the site. This parking area remains and can be utilized for individuals dropping off or picking up their pets for surgery. It is anticipated that a transport van will be obtained in the future that would transport some animals to the facility for surgery.

FINDINGS FOR STAFF RECOMMENDATION:

1. This request, initiated by City Council, is to permit a spay/neuter clinic to locate on the property in the existing structure. No other changes to the site are proposed as part of this amendment.
2. The proposed use is not expected to have any additional impact over the existing permitted use within this district.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

None.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner



springfield
animal advocacy
foundation

5927 South Kimbrough
Springfield, MO 65810
saaf2018@yahoo.com
www.saaf2018.org

November 6, 2009

To: Alana Owen, Planning & Zoning Commission, Mayor & Councilmembers

Re: Neighborhood Meeting Summary

We held our meeting for neighbors within 500 feet at the proposed clinic site, 1600 North Washington. We sent out 62 letters (copy attached,) using the list given to us by City staff (copy attached.) The meeting was held from 4:30 to 6:30, Friday, October 30, 2009. Eleven people were in attendance, all of whom signed in on the attached sheet. Only three of the eleven were neighbors; the couple from next door to the east (Dustin Grimes and Norell Harrison) and the second house to the east (Danny Dye) were in attendance.

The verbal comments and brief written comments on the sign up sheet related to traffic, noise and potential odor. The concerns expressed were responded to verbally:

- Traffic: Initially, animals will be dropped off at the facility in the morning, during business hours. Since we will be working with rescue groups, animal control and individuals, we will encourage group drop-offs and pick-ups the following morning. There will be little or no traffic during the day since drop-offs and pick-ups will be in the mornings exclusively. Also, within a year, we plan to have our own van and will be handling most of the pick-ups and drop-offs ourselves with the one vehicle.

- Noise: Once the animals are inside the facility, there will be no noise heard outside the building and since the animals will be sedated shortly after arrival, the potential for noise would be overnight as we will keep dogs overnight. The area where the dogs will be kept is completely enclosed in the central portion of the building with no outside walls closer than 10'-15' away. We believe the closest neighbors will hear absolutely nothing.

- Odor: Waste will be collected and secured daily in closed plastic bags before placing them in the dumpster. Arrangements will be made with a trash company to pick up often enough to ensure odor will not be a problem. Also, we will have a contract with a medical waste company.

The neighbors in attendance seemed very receptive to our responses to their questions and even wished us good luck. We also invited them to let us know if they have any negative experiences with our facility once we're open.

Sincerely,

Mary Collette
Board Member, Building Committee

Attachment 2
PD 207 Am.



animal advocacy
foundation

5927 South Kimbrough
Springfield, MO 65810
saaf2018@yahoo.com
www.saaf2018.org

October 20, 2009

To: Neighbors within 500' of Washington & Locust, Midtown Neighborhood

Greetings Neighbors,

I'm a board and building committee member of a new organization called Springfield Animal Advocacy Foundation (SAAF.) We are an umbrella group of animal rescue and advocacy organizations (see below) who are working together to address Springfield's pet overpopulation problem. Our answer is a high-volume spay and neuter clinic. We have been accepted as a Humane Alliance model clinic which is the gold standard in the field. There are nearly 70 of these extremely effective facilities across the United States and ours would be the first in the state of Missouri. Spaying and neutering cats and dogs at reasonable prices is all we will do. There will be no kenneling of animals or any other services veterinarians perform at our proposed site.

We have been working with the Springfield-Greene County Health Department to find a location for this worthwhile endeavor. After looking at and considering several locations and options, we think we have finally found our new home. I live just across the street from the Springfield Center for the Blind which, sadly, has had its share of trouble the last couple of years vacating the site now for about a year. When I saw the sign go up that the property at 1600 North Washington was for sale, I contacted my fellow board members and we toured the site. It is absolutely perfect!

There is one small problem. The site on the northeast corner of Washington and Locust is zoned as a Planned Development; the only use allowed in the PD is the Center for the Blind. We are petitioning Planning and Zoning Commission and our City Council to change the existing PD to allow a spay and neuter clinic. Part of that process is notifying you and inviting you to a neighborhood meeting to answer your questions and yes, even invite your support for our project.

I and several SAAF board members will be present at the 1600 North Washington site (look for the Heyle Realty sign) from 4:30 to 6:30 on Friday, October 30 to tell you more about our project and answer any question you may have. We'll even have a few pre-Halloween treats for you.

If you are not able to make the meeting and need information about our proposal, feel free to call me on my cell (417.839.0119) with your questions and/or concerns. Otherwise, I look forward to seeing you Friday, October 30 at 1600 North Washington!

Sincerely,

Mary Collette

10/10/07

1600 N. Washington

200' East

417 RENTALS LLC
5759 W US HIGHWAY 60
BROOKLINE, MO 656199438

ADAMSON, GARY G & MILLICENT
TRUST
1501 N WASHINGTON AVE
SPRINGFIELD, MO 658032848

BANASIK, DANIEL P
2249 E AMORY ST
SPRINGFIELD, MO 658046740

BOWMAN, CHRISTOPHER L
517 E LOCUST ST
SPRINGFIELD, MO 658032828

BRASWELL, CHERYL A
1510 N WASHINGTON AVE
SPRINGFIELD, MO 658032849

CHESHER, MIKE
1629 N WASHINGTON AVE
SPRINGFIELD, MO 658032850

CHOATE, DAVID R
1518 N SUMMIT AVE
SPRINGFIELD, MO 658033160

CLARETAINS INC
1530 N SUMMIT AVE
SPRINGFIELD, MO 658033160

COCHRAN, MICHAEL
1600 N BENTON AVE
SPRINGFIELD, MO 658032804

COCHRAN, MICHAEL A
1606 N BENTON AVE
SPRINGFIELD, MO 658032804

CONN, JOAN M
1525 N WASHINGTON AVE
SPRINGFIELD, MO 658032848

DIOCESE OF SPFD & CAPE
GIRARDEAU
1609 N SUMMIT AVE
SPRINGFIELD, MO 65803

DOTSON, JOHN H JR
PO BOX 4634
SPRINGFIELD, MO 658084634

DURNELL, BRUCE C
1618 N WASHINGTON AVE
SPRINGFIELD, MO 658032851

DYE, DANIEL J
621 E LOCUST ST
SPRINGFIELD, MO 658033129

ECTON, RUSSELL
1505 N WASHINGTON AVE
SPRINGFIELD, MO 658032848

EVANS, KYLE ETAL
7710 N FARM ROAD 231
STRAFFORD, MO 657577511

FOSTER, LYLE
217 E COMMERCIAL ST
SPRINGFIELD, MO 658032939

GANN, HEARL V JR
1511 N SUMMIT AVE
SPRINGFIELD, MO 658033159

GREENE COUNTY TRUST NUMBER 626
PO BOX 1412
SPRINGFIELD, MO 658011412

GRIMES, DUSTIN
613 E LOCUST ST
SPRINGFIELD, MO 658033129

GUTZLER FAMILY TRUST
4520 REDINGER CT S
SALEM, OR 973022458

HADEN, JERRY B
1529 N WASHINGTON AVE
SPRINGFIELD, MO 658032848

HAUN, JUDITH ANN
PO BOX 5005
SPRINGFIELD, MO 658015005

HILL, ANTHONY S
1607 N WASHINGTON AVE
SPRINGFIELD, MO 658032850

HOLT, DREW M
617 GHAN RD
CLEVER, MO 656319124

HOOVER, LLOYD A
1502 N WASHINGTON AVE
SPRINGFIELD, MO 658032849

HOSKINSON, TOM
209 S BLUFF AVE
ANTHONY, KS 670032513

HUGHES, JOHN ETAL
617 E PACIFIC ST
SPRINGFIELD, MO 658033141

HUNT, D J
1530 N WASHINGTON AVE
SPRINGFIELD, MO 658032849

HUNT, ERNEST
2758 E SOUTHERN HILLS BLVD
SPRINGFIELD, MO 658043461

JAY & KAYE RENTALS LLC
PO BOX 3411
SPRINGFIELD, MO 658083411

JUSTINWATSON LLC
% JERRY HINDS
2014 W VILLAGE TER
SPRINGFIELD, MO 65810

KENNY, ERIN
1613 N WASHINGTON AVE
SPRINGFIELD, MO 658032850

LARSEN, KEVIN
1714 N WASHINGTON AVE
SPRINGFIELD, MO 658032847

LENHARD, PETRU
1029 N NATIONAL AVE
SPRINGFIELD, MO 658023612

LIVING WATER PROP & INV & LLC
5321 S HAZEL DR
SPRINGFIELD, MO 658102871

MAHONEY, EDWARD WILFORD
525 E DIVISION ST
SPRINGFIELD, MO 658032815

MCKEAN, BETTY JANE TRUST
1126 E WOODLAND ST
SPRINGFIELD, MO 65807

MEIDLINGER, PETER KEVIN
1529 N SUMMIT AVE
SPRINGFIELD, MO 65803

MOLAR MAN LLC
1614 N BENTON AVE
SPRINGFIELD, MO 658032804

OLSON, STEPHEN L
1517 N WASHINGTON AVE
SPRINGFIELD, MO 658032848

OLSON, STEVE
1517 N WASHINGTON AVE
SPRINGFIELD, MO 658032848

OREILLY, J SCOTT
705 W BATTLEFIELD ST
SPRINGFIELD, MO 65807

PARKER, PAUL D
1539 N WASHINGTON AVE
SPRINGFIELD, MO 658032848

PERKINS, JOSEFINA E
1610 N BENTON AVE
SPRINGFIELD, MO 658032804

RECTOR CH WRONS VSTRYMN ST
JOHNS CH
515 E DIVISION ST
SPRINGFIELD, MO 65803

REEB, JEFF T
1512 N WASHINGTON AVE
SPRINGFIELD, MO 658032849

ROMAN CATHOLIC DIOCESE OF SPFD
1539 N SUMMIT AVE
SPRINGFIELD, MO 658033159

RUSCH, DALE
1524 N WASHINGTON AVE
SPRINGFIELD, MO 658032849

SELEMENT, GEORGE
1220 N FOREST GROVE AVE
SPRINGFIELD, MO 658029236

SMITH, MARGARET MCCARTHY
1523 N SUMMIT AVE
SPRINGFIELD, MO 658033159

SMITH, QUINTON
1601 N WASHINGTON AVE
SPRINGFIELD, MO 658032850

SPRINGFIELD ASSN FOR BLIND
742 LANDERS BUILDING
SPRINGFIELD, MO 65806

ST JOHNS CHURCH OF N
SPRINGFIELD
515 E DIVISION ST
SPRINGFIELD, MO 65803

SUTHERLAND, PHILLIP R ETAL TR
909 E FARM ROAD 80
SPRINGFIELD, MO 658038644

TAYLOR, SANDRA L
1515 N SUMMIT AVE
SPRINGFIELD, MO 658033159

WOODLAND, NANCY S ETAL
3110 W FARM ROAD 102
SPRINGFIELD, MO 658037900

WRIGHT, HERMAN D
1705 N SUMMIT AVE
SPRINGFIELD, MO 658033163

ZEH, JOSEPH M
639 E DIVISION ST
SPRINGFIELD, MO 658033111

Meeting for Neighbors

Springfield Animal Advocacy Foundation (SAAF) is proposing to change the zoning on this building at 1600 North Washington to allow the location of our clinic next Spring. This meeting is to explain what our plan is and to answer any questions you may have. Please sign in below.

***TAKE AS MANY LINES AS YOU LIKE FOR YOUR COMMENTS, BOTH POSITIVE AND NEGATIVE...THANKS!**

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 207 Amended

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this amendment is to permit a high volume, low-cost spay/neuter clinic to locate on this property.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

1. Spay and Neuter Clinic including office and meeting room

E. INTENSITY OF DEVELOPMENT

1. A maximum of three thousand one hundred and fifty (3,150) square feet of gross floor area is permitted.

F. BULK, AREA AND HEIGHT REQUIREMENTS

1. All structures, drives, parking, open space and pedestrian facilities shall be situated in substantial conformance with Exhibit 2.
2. No structure shall exceed the height of one story above grade.

G. OPEN SPACE, LANDSCAPING & SCREENING

1. The following bufferyard(s) are required:
 - a. A bufferyard, at least six (6) feet wide, of evergreen trees, shall be required along the eastern property boundary.
 - b. A six (6) foot high wooden privacy fence shall be required along the northern property line from the western edge of the building to the eastern property line.

2. No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public thoroughfares) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas, shall be maintained with a living ground cover.
3. All other areas not shown as buildings or other form of impervious surface on Exhibit 2 and which are not designated as a bufferyard shall be required to be maintained with a living ground cover.
4. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided.
5. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

H. EXTERIOR LIGHTING

The requirements and standards of *Section 6-1400* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

I. ACCESS TO PUBLIC THOROUGHFARES

1. Access to the adjoining public thoroughfares shall be situated in substantial conformance with Exhibit 2.

J. OFF-STREET PARKING

1. Off-Street parking is not required for this development.

K. SIGNS

1. This development shall be permitted to have one (1) sign which shall be limited to the size and height of the existing sign.
2. Off-premise signs, as defined by the City sign code, are prohibited.
3. All other signage shall conform with the requirements of the City's sign code.

L. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan.

1. The intent of Exhibit 2 is to show the existing development on the lot. A final development

plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 4-2509.C* of the *Springfield Zoning Ordinance*.

2. The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan(s) provided such plan substantially conforms to the provisions of the ordinance.

PRELIMINARY
NOT FOR
CONSTRUCTION

MASTER PLAN SITE

SPRINGFIELD ASSOC. FOR THE BLIND
1800 N. WASHINGTON
SPRINGFIELD, MISSOURI



The Casey Association
111 S. 4th Street
Springfield, MO 65801
(417) 864-2322
Fax: (417) 864-1511
© 1995 The Casey Assn.

Project: 62033
Phase: Final
Date: 10/09/95
Revised: 11/04/95
Revised: 11/04/95
Sheet: 1 of 1

A0.2

A PORTION OF LOT 7, BLOCK 20, ORIGINAL PLAT OF THE TOWN OF NORTH SPRINGFIELD
CITY OF SPRINGFIELD
GREENE COUNTY, MISSOURI

DESCRIPTION

ALL OF THE WEST ONE HALF SECTION TWENTY-TWO (1/2) EAST OF LOT SEVEN (7),
BLOCK TWENTY (20), IN THE ORIGINAL TOWN OF NORTH SPRINGFIELD, TOGETHER
WITH THE EASEMENT RESERVED IN WARRANTY DEEDS RECORDED IN BOOK 634
AT PAGE 44 AND BOOK 634 AT PAGE 514, RECORDS OFFICE, GREENE COUNTY,
MISSOURI.

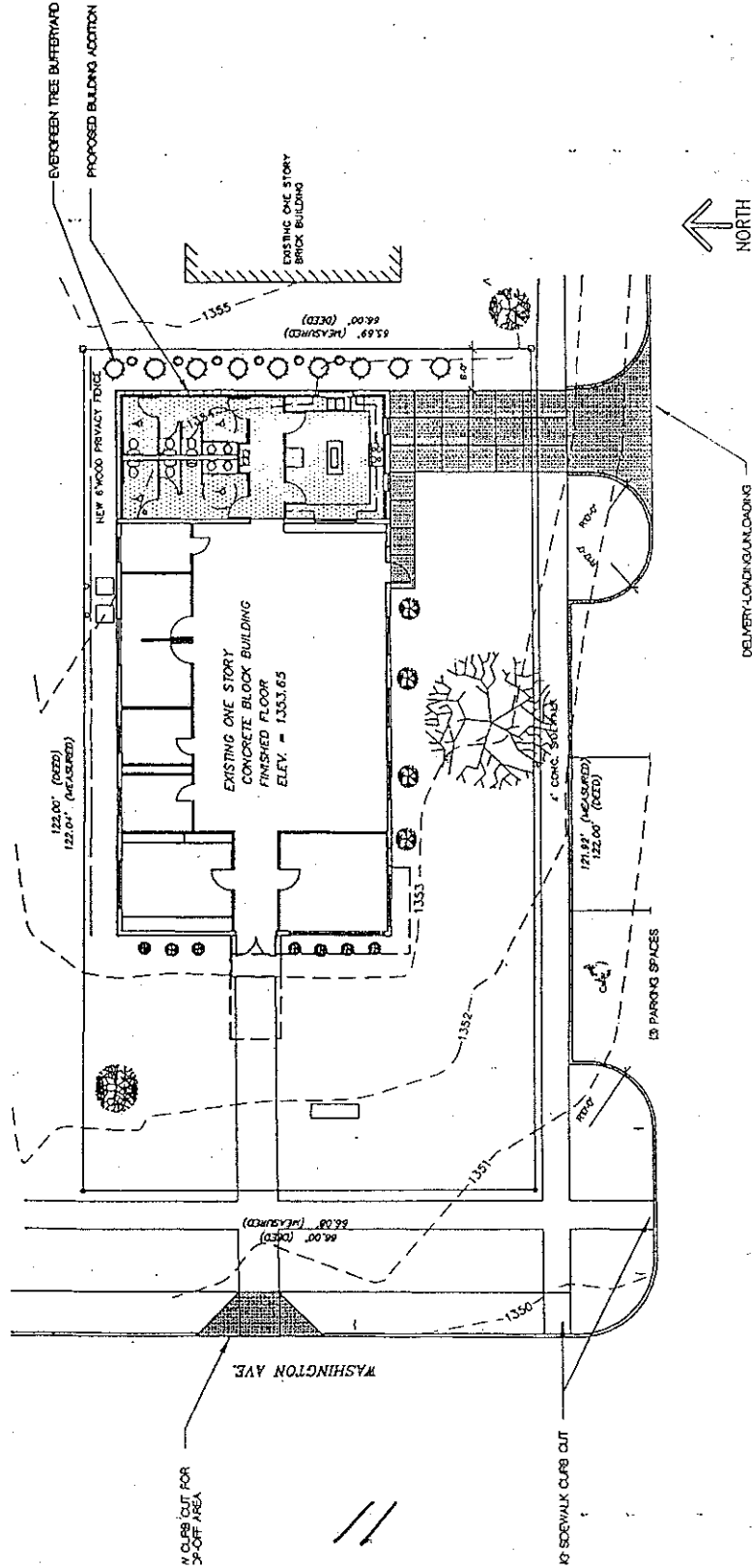


EXHIBIT 2
PD 207 AM

1 SITE PLAN
T = 20'-0"

SPRINGFIELD ASSOCIATION FOR THE BLIND MASTER PLAN 1995